126.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,300 / 818,300
					USE VALUE:	818,300 / 818,300
					ASSESSED:	818,300 / 818,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIFFIN JOHN J/ETAL
Owner 2:	GRIFFIN MAUREEN L
Owner 3:	
Street 1:	111 WILDWOOD AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,941 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Vinyl Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6941.000	252,900		565,400	818,300
Total Card	0.159	252,900		565,400	818,300
Total Parcel	0.159	252,900		565,400	818,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 587.86 | /Parcel: 587.8

Legal Description

User Acct 80762

GIS Ref

GIS Ref

Insp Date 01/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 126.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	253,000	0	6,941.	565,400	818,400	818,400	Year End Roll	12/18/2019
2019	101	FV	209,400	0	6,941.	596,800	806,200	806,200	Year End Roll	1/3/2019
2018	101	FV	196,300	0	6,941.	439,800	636,100	636,100	Year End Roll	12/20/2017
2017	101	FV	196,300	0	6,941.	420,900	617,200	617,200	Year End Roll	1/3/2017
2016	101	FV	196,300	0	6,941.	389,500	585,800	585,800	Year End	1/4/2016
2015	101	FV	185,100	0	6,941.	326,700	511,800	511,800	Year End Roll	12/11/2014
2014	101	FV	185,100	0	6,941.	319,100	504,200	504,200	Year End Roll	12/16/2013
2013	101	FV	185,100	0	6,941.	304,100	489,200	489,200		12/13/2012

!9727!

PRINT

Date	Time
12/11/20	00:09:31

LAST REV

Date	Time
03/22/18	16:00:24
apro	
9727	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY CATHERIN	26607-446		8/23/1996		185,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2012	641	Manual	2,000					INSTALL GAS FIREPL
10/3/2002	859	Wood Dec	9,800					

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2018	Inspected	PH	Patrick H
11/17/2017	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	345	PATRIOT
10/27/2000	Hearing Chag	201	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	266	PATRIOT
12/1/1991		PM	Peter M
11/3/1900	Inspected	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	80762
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6941		Sq. Ft.	Site		0	90.	0.91	10									565,407						565,400	

Total AC/HA: 0.15934 | Total SF/SM: 6941 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 565,407 | Spl Credit | Total: 565,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343661
Depreciation:	90727
Depreciated Total:	252935

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

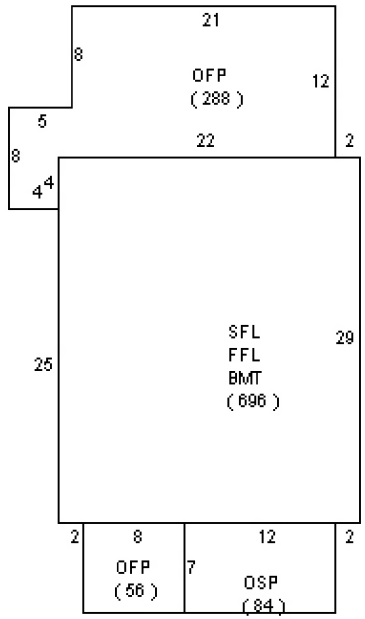
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	100.52
Final Total:	252900	Val/Su SzAd	181.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	696	52.120	36,274
FFL	First Floor	696	173.730	120,914
SFL	Second Floor	696	173.730	120,914
OFP	Open Porch	344	21.080	7,252
OSP	Screen Porch	84	39.360	3,306

Net Sketched Area:	2,516			Total:	288,660
Size Ad	1392	Gross Are	2516	FinArea	1392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	